

**Community & Economic Development Department
Planning Division**

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May 16, 2012

Housing Policy Department
Received on:

MAY 21 2012

State of California
Housing & Community Development
Attention: Steve Alexander
1800 3rd Street, Suite 430
Sacramento, CA 95814

Re: 2011 Annual Report of the Planning Commission

Dear Mr. Alexander:

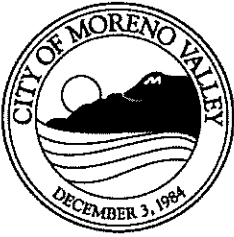
Please find enclosed a copy of the City of Moreno Valley's 2011 Annual Report of the Planning Commission approved on April 24, 2012. This Annual Report is submitted as required by the California Planning Law, Government Code 65400.

Sincerely,


John C. Terrell, AICP
Planning Official

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Enclosure



CITY OF MORENO VALLEY

Community & Economic Development Department
Planning Division

Planning Commission
ANNUAL REPORT
To the City Council

JANUARY – DECEMBER 2011

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	3
MAJOR ACCOMPLISHMENTS	5
GENERAL PLAN IMPLEMENTATION.....	10
PROJECT ACTIVITY.....	12

ACKNOWLEDGEMENTS

ACKNOWLEDGEMENTS

CITY COUNCIL (Elected)

	DISTRICT	TERM EXPIRES
Richard A. Stewart, Mayor	2	November 2014
Jesse L. Molina, Mayor Pro-Tem	1	November 2012
Robin Hastings	3	November 2012
William H. Batey II	5	November 2012
Marcelo Co	4	November 2014

PLANNING COMMISSION (Appointed)

	TERM EXPIRES
Ray L. Baker, Chairperson	March 31, 2013
George Salas, Jr., Vice-Chairperson	March 31, 2013
Jeffrey Giba	March 31, 2013
Mary E. Van Natta	March 31, 2015
Amber Crothers	March 31, 2015
Carlos Ramirez	March 31, 2015
Thomas Owings	March 31, 2015

CITY MANAGER

Henry Garcia

ASSISTANT CITY MANAGER

Michelle Dawson

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Barry Foster, Director

Planning Division

John Terell, AICP Planning Official
Darisa Vargas, Senior Administrative Assistant
Grace Espino-Salcedo, Administrative Assistant
Chris Ormsby, AICP Senior Planner
Mark D. Gross, AICP Senior Planner
Claudia Manrique, Associate Planner
Gabriel Diaz, Associate Planner
Jeffrey Bradshaw, Associate Planner
Julia Descoteaux, Associate Planner
Leticia Esquivel, Senior Permit Technician
Yahnel Bishop, Permit Technician
Summer Looy, Permit Technician

MAJOR ACCOMPLISHMENTS

MAJOR ACCOMPLISHMENTS

The Moreno Valley Planning Commission is committed to implementing the adopted General Plan, Development Code and Design Guidelines. The Development Code and Design Guidelines, combined with the adopted Landscape Development and Specifications, are the major tools to implement the General Plan.

The purpose of this Annual Report is to highlight significant accomplishments, summarize ongoing projects, and describe special studies that the Moreno Valley Planning Commission has been working on during the 2011 calendar year. A major function of this report is to acknowledge and evaluate the ongoing implementation of the General Plan. This report is prepared in accordance with Section 65040.5 of the California Government Code.

Major Accomplishments in 2011 were:

Major development projects reviewed by the Planning Commission in 2011 were as follows:

- PA10-0038 (Tentative Tract Map No. 36340), PA10-0039 (Conditional Use Permit) and PA10-0029 (Development Agreement) Tentative Tract Map No. 36340 for the development of a 275 lot single-family residential small lot detached subdivision on an approximate 29 acre site. Conditional Use Permit (CUP) for a Planned Unit Development (PUD) to include common open space lots for recreational opportunities within the Residential 15 (R15) land use district and protection of existing rock outcroppings with private open space and an existing drainage basin within the Open Space (OS) land use district. Located at the southeast corner of Fir Avenue and Eucalyptus Avenue.
- PA07-0129 (Tentative Tract Map No. 35606) Tentative Tract Map for a 16 single-family residential lot subdivision on 4.8 acres. Lot sizes to range from 7,377 square feet to 12,724 square feet. Zoned: Residential 5 (R5). Located at Metric Drive, west of Perris Boulevard and east of Hubbard Street, just north of Tranquil Way.
- PA10-0022 (Development Code Amendment) Modifications to Title 9 of the Municipal Code to further refine existing lighting standards to include modification to onsite, athletic field/park and street lighting to minimize light pollution/trespass and include provisions for dark sky. Citywide. **(DENIED)**
- PA11-0017 (2011-2012 Capital Improvement Plan Conformance with General Plan) To make a finding that the Fiscal Year 2011-2012 Capital Improvement Plan is in conformance with the City of Moreno Valley's General Plan.
- PA10-0035 (Municipal Code Amendment) Municipal Code Amendment to update the Municipal Code to implement new design standards to comply with the 2010 National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer (MS4) Permit which is designed to minimize impacts from new development as well as redevelopment projects discharging urban waters entering Waters of the U.S. from municipal separate storm sewer systems which is regulated under the National Pollutant Discharge Elimination Systems (NPDES) permit. Citywide.

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- PA08-0097 (Plot Plan), PA08-0098 (Change of Zone), PA09-0022 (Tentative Tract Parcel Map No. 36207), PA10-0017 (Municipal Code Amendment) and P08-133 (Environmental Impact Report) West Ridge Commerce Center project for a 937,260 square foot warehouse distribution building on a 55-acre site. Change of Zone from Business Park (BP) to Light Industrial (LI) and a Municipal Code Amendment to require a buffer in the LI zone between warehouses of 50,000 square feet and larger and adjacent Residential districts. Tentative Parcel Map is required to combine the multiple parcels of the project site into a single parcel. The project also required certification of an Environmental Impact Report. Located on the south side of State Route 60, on the north side of Eucalyptus Avenue, approximately 650 feet west of Redlands Boulevard. **(DENIED)**
 - PA09-0031 (Plot Plan), PA09-0032 (Conditional Use Permit) and P09-099 (Variance) Plot Plan for the construction of a commercial center to include an express carwash with vacuum stations, and an approximately 5,150 square feet retail building, including a proposed convenience store, and two additional retail/restaurant suites; Conditional Use Permit for the sale of alcohol (beer and wine for off premises consumption); Variance for the reduced front setback landscaping along Alessandro Boulevard due to the site constraints. Located northeast of Alessandro Boulevard and Graham Street (APN: 296-280-018).
 - PA11-0009 (Plot Plan) and P11-016 (Master Plot Plan) Plot Plan for a 74,425 square foot three-story medical office building west of the existing Kaiser Medical Center; Master Plot Plan to incorporate the new building in to the Medical Center complex. Zoned: Office Commercial (OC) and within the Medical Use Overlay District (MUO). Located at 27300 Iris Avenue (APN: 486--310-024).
 - PA05-0135 (Tentative Tract Map No. 32556) Tentative Tract Map to subdivide 9.39 gross acres into thirty single-family residential lots ranging in lot size from 7,292 square feet to 12,828 square feet and two lettered lots for the water quality and detention basin in the Residential 5 (R5) zone. Located east of Heacock Street, south of John F. Kennedy (APN: 485-020-005).
 - PA10-0036 (Tentative Tract Map No. 36277) and PA10-0037 (Plot Plan) For the conversion of the existing 394 unit apartment complex to condominiums. Located at 13120 Day Street.
 - PA11-0031 (Conditional Use Permit) For the installation of a 75 foot tall monopine telecommunications facility, including 12 antennas, one microwave dish, one GPS antenna and the associated ground equipment. The monopine and equipment shelter is located on the southwest side of the existing classroom and the existing telecommunications facility in the Residential 2 (R2) zone. Located at 10271 Heacock Street.
 - PA11-0008 (Conditional Use Permit) Conditional Use Permit for a new wireless communications facility located within the public right-of-way; to replace an existing street light pole with a larger diameter pole and mount panel antennas inside a metal radome or sheath at the top of the pole. Ground mounted equipment placed underground in a vault in the right-of-way in proximity to the pole. The facility also requires extension of approximately 780 feet of telecommunication lines and power lines from Manzanita south to the pole and vault location. Located on the west side of Perris Boulevard in the public right-of-way and approximately 400 feet south of Manzanita Avenue.
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- PA11-0019 (Conditional Use Permit) Conditional Use Permit for a phased 98,434 square foot 139-unit (155 bed) senior assisted living facility (Phases 1 and 2) on a 7.33 acre parcel of land within the Residential 15 (R15) land use district. Located at the southwest corner of Brodiaea Avenue and Moreno Beach Drive.
 - PA11-0037 (Municipal Code Amendment) Municipal Code Amendment to establish regulations for the containment of shopping carts. Citywide.

Other Development Projects reviewed by the Planning Commission in 2011 as follow:

- P10-093 (Variance) The City is in the process of improving Ironwood Avenue from Heacock Street to Perris Boulevard to a four lane arterial. A strip of land 11 feet wide along the project site's Ironwood Avenue frontage is needed to widen this section of Ironwood. The existing 2-car garage facing Ironwood Avenue must be closed due to right-of-way acquisition which will result in the loss of the driveway. The City's Municipal Code requires a two-car garage for all single-family residences. Project site does not have sufficient area to accommodate building a new two-car garage. Variance requested for a one-car garage. New garage to be accessed via a new driveway on Marigold Avenue. Located at the southwest corner of Ironwood Avenue and Marigold Avenue at 12013 Marigold Avenue (APN: 481-031-001).
- P10-104 (Variance) and P10-083 (Amended Plot Plan) Variance for parking lot and landscape improvements. Applicant changed use from retail to office for the purpose of a medical office which requires additional parking. The existing zoning within the Specific Plan 204 Village Commercial Residential (SP 204 VCR). Located at 24226 Sunnymead Boulevard (APN: 481-112-009).
- P10-109 (Amended Conditional Use Permit) Modification to approved Conditional Use Permit for the Residential Treatment Facility clientele from women to homeless male veterans. Located in an existing multi-family structure in the Residential 20 (R20) zone which allows the use with a Conditional Use Permit. Located at 15333 Sheila Street (APN: 486-084-014).
- P10-031 (Amended Conditional Use Permit) Amended Conditional Use Permit to expand an approved concrete batch plant onto an adjoining parcel; to increase the concrete batch plant site from 2.05 acres to 5.1 acres. The expanded site is to be utilized to store materials produced at the plant and concrete delivery trucks. Amended Conditional Use Permit to screen the storage area with solid walls and a tree row along the north, south and east property lines. The three-sided material storage building located along Old Highway 215 would increase in length from 195 feet to 286 feet. Located on the east side of Old 215 Frontage Road and south of Alessandro Boulevard.
- P11-029 (Development Agreement Amendment) Amendment to Aquabella Development Agreement to remove Planning Area 2 (portion of Parcel 486-280-045). Located at the northeast corner of Lasselle Street and Cactus Avenue.

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- P11-030 (Amended Conditional Use Permit) Amended Conditional Use Permit for a change of product for the remaining 15 lots in the approved Planned Unit Development. Located in the southwest corner of Pigeon Pass Road and Sunnymead Ranch Parkway.
 - P11-0251 (Sign Program Amendment) To modify an existing sign program and replace an existing 35 foot high freeway pylon sign with a new sign at a height of 80 feet within the Towngate Specific Plan No. 200 – Towngate Shopping Center/Plaza. Located on the south side of Highway 60 between Day Street and Frederick Street.
 - P11-055 (Amended Conditional Use Permit) Proposal to revise the Conditions of Approval regarding the materials and design for an approved 50 foot tall monopine telecommunications facility to be located on the west side of Cottonwood Park. The site is the equestrian parks with a zoning of Residential Agriculture 2 (RA2). Located at 25890 Cottonwood Avenue.
 - P11-099 (Development Agreement Amendment) Amendment to the Annexation and Development Agreement for Towngate Mixed-Use Specific Plan, extending the term of the Agreement by five years. Located at the Towngate Specific Plan, southerly of State Highway 60, easterly of Day Street, westerly of Frederick Street and northerly of Cottonwood Avenue.

GENERAL PLAN IMPLEMENTATION GENERAL PLAN IMPLEMENTATION

The General Plan and the Development Code gives the City of Moreno Valley the tools necessary to guide the development of the City into the next century.

The Planning Commission held public hearings on amendments to the General Plan and the Development Code. The amendments were approved by the Planning Commission and forwarded to the City Council for their approval.

The following General Plan Amendments were recommended for approval by the Planning Commission in 2011:

- PA10-0022 (Development Code Amendment) Modifications to Title 9 of the Municipal Code to further refine existing lighting standards to include modification to onsite, athletic field/park and street lighting to minimize light pollution/trespass and include provisions for dark sky. Citywide. (**DENIED**)
- PA11-0017 (2011-2012 Capital Improvement Plan Conformance with General Plan) To make a finding that the Fiscal Year 2011-2012 Capital Improvement Plan is in conformance with the City of Moreno Valley's General Plan.
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PROJECT ACTIVITY

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SUMMARY OF PLANNING COMMISSION PROJECT ACTIVITY
FOR THE PERIOD JANUARY 2011 THROUGH DECEMBER 2011

PROJECT TYPE	TOTAL PROJECTS REVIEWED
Amended Design Manual	0
Amended Plot Plan	1
Change of Zone	1
Conditional Use Permit	5
Conditional Use Permit Amendment	4
Development Agreement	1
Development Agreement Amendment	2
Environmental Impact Report	1
Municipal Code Amendment	4
General Plan Amendment	0
Modification to Conditions of Approval	0
Parcel Map	0
Plot Plan	4
Plot Plan Amendment	0
Reversion to Acreage	0
Sign Program Amendment	1
Specific Plan Amendment	0
Specific Plan Adoption	0
Tentative Parcel Map	1
Tentative Parcel Map Amendment	0
Tentative Tract Map	4
Tentative Tract Map Amendment	0
Tentative Tract Map Variance	0
Variance	3
Master Plot Plan and Related	1
10 Year Capital Plan Amendment (CIP)	1
TOTAL PROJECTS	34

* This does not include Administrative Approvals that include such projects as: new construction not within 300' of residential, home occupation permits and signs. There were 598 Administrative Approvals and 432 plan check reviews in 2011.